

**GARY L. PRYOR**  
DIRECTOR  
(858) 694-2962



# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017

**SAN MARCOS OFFICE**  
338 VIA VERA CRUZ • SUITE 201  
SAN MARCOS, CA 92069-2620  
(760) 471-0730

**EL CAJON OFFICE**  
200 EAST MAIN ST. • SIXTH FLOOR  
EL CAJON, CA 92020-3912  
(619) 441-4030

## **AGENDA**

### **HISTORIC SITE BOARD**

**June 20, 2005**  
**Tentative**

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- Excused Absences
- Other General Information

##### **B. Conflict of Interest Declaration**

##### **C. Approval of April 2005 Board Minutes**

##### **D. Reports**

##### **E. Announcements –**

Holzwasser/Walker Scott Building, San Diego; placed on National Register of Historic Places February 27, 2005

California Basket makers Assoc. meeting at Cupa Cultural Center; Saturday June 25, 2005. No charge to attend

Thank you note from Fallbrook Watch dated May 23, 2005 for a copy of the meeting tape

San Diego County Archaeological Society Meeting Saturday June 25 at the Rancho Penasquitos Park, 7:00 pm

SOHO's local endangered sites list include the Spurr-Clotfelter and Nelson-Oliphant adobe row houses in Rancho Santa Fe

City of San Diego: June 13 budget hearing, City Manager and Planning Director have recommended termination of the Historic Resources Board.

On January 27, 2005, a report by the Congressional Joint Committee on

Taxation proposed major decreases in the federal tax incentives for conservation easements (article from Sierra Scapes, spring 2005).

## **ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

### **A. Public Comment**

### **B. Presentations – None planned**

### **C. County Department of Parks and Recreation: Dr. Lynne Newell Christenson**

## **ACTION ITEMS**

## **ITEM 3 – WHITE/ MOUNTAIN UNION TELECOM CELL SITE**

**Applicant:** SFC Communications, Inc; Sandra Jacobs, contact

**Location:** 3108 Pala Road at Via Monserate

**Description:** Mountain Union Telecom would like to construct and operate an unmanned telecommunication facility to be built adjacent to a barn, now used as an office for a commercial business, that has been determined to be the historic Gird Barn, built in 1915. The facility will consist of three 50-foot faux broadleaf trees, designed to blend in with the tall eucalyptus grove to the east, and three electronic equipment boxes enclosed within a structure that will match the color (red) and material of the barn. The Board can recommend approval, redesign or denial.

The Wireless Telecommunications Facilities Ordinance Section 6987(C) states: “No facility shall be allowed on any building or structure, or in any district, that is listed or eligible for listing on any Federal, State or local historical register unless it is determined by the Historic Site Board that the facility will have no adverse effect on the appearance of the building or structure or its eligibility for historic designation. No change in architecture nor High Visibility facility is permitted on any such building, any such site or in any such district.”

**Todays Action:** Recommend approval of the cell site facility adjacent to the Historic Gird Barn to the Director of Planning and Land Use.

**Staff Recommendation:** Staff recommends that the Historic Site Board recommend approval of the cell site facility.

## **ITEM 4– U.S. GRANT, JR. RESIDENCE/ CARRIAGE HILL PROJECT – TM5355/MUP04-002/REZ04-021/ZAP04-021**

**Applicant:** Roger Morgan – Posadas Del Sol, LLC

**Location: 5771 Sweetwater Road, Bonita, CA 91902**

**Description:** A major use permit, tentative map, minor use permit and rezone have been submitted for a planned residential development and bed and breakfast in the Sweetwater Community. This project proposes 20 lots of which one lot will be for the existing U.S. Grant Jr. House along with a caretaker's home as a second dwelling unit, and a proposed 10-bedroom bed and breakfast. The U.S. Grant Jr. House has been determined eligible for the National Register of Historic Places and is listed on the CA Register of Historic Places. This project proposes changes to the resource through the addition of a deck and a detached garage as well as a Victorian garden. The rezone associated with this project is to add an "H" Designator to the parcel containing the U.S. Grant Jr. House.

**Todays Action:** Recommend approval of the modifications and rezone of the U.S. Grant Jr. House to the Director of Planning and Land Use.

**Staff Recommendation:** Recommend approval of the modifications and rezone of the U.S. Grant Jr. House to the Director of Planning and Land Use.

**ITEM 5 – JULIAN ELTINGE HOMESTEAD - GUSTAFSON BOUNDARY  
ADJUSTMENT - B/C 04-0240**

**Applicant: Mark Whittleton**

**Location: 2690 South Grade Road, Alpine, CA 91901**

**Description:** The applicant proposes a boundary adjustment in which one lot will contain the Julian Eltinge homestead. A condition of the boundary adjustment requires the applicant to apply for participation in the Mills Act. The Julian Eltinge homestead contains several structures including the main residence, patio and landscaping, water tower, caretaker's house, garage, pump house, and lath house. The applicant is requesting that the following elements not be included in designation as the integrity is no longer present: water tower, caretaker's house, garage, and lath house.

**Todays Action:** Recommend approval of the Julian Eltinge Homestead for listing on the County Register of Historic Places and for participation in the Mills Act.

**Staff Recommendation:** Recommend approval of the Julian Eltinge Homestead for listing on the County Register of Historic Places and for participation in the Mills Act.

**ITEM 6 – NELSON-OLIPHANT ROWHOUSE, RANCHO SANTA FE – VAR04-017**

**Applicant: Don Looney**

**Location: 6118 Paseo Delicias, Rancho Santa Fe, CA**

**Description:** A variance for the Nelson-Oliphant rowhouse that is located in the community of Rancho Santa Fe has been applied for. The applicant requests a zero lot line setback to match the existing structure so that a major renovation of the structure can be attained. The applicant proposes the removal of the original structure except for the southern façade that faces Paseo Delicias. The original structure will be replaced with a larger residence that will have a different footprint than the existing structure. This resource is not listed on the National or State registers, however it is identified as an historic resource in the Rancho Santa Fe Historic Survey that was conducted in the early 1990s.

**Todays Action:** Make a recommendation of the Nelson-Oliphant Rowhouse to the Director of Planning and Land Use.

**Staff Recommendation:** Staff has no recommendation.

## **DISCUSSION ITEMS**

### **OTHER**

#### **ITEM 6 – FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, July 18, 2005
- Edwards stone house and tower in Julian tentatively to be brought forward for historic designation (Tentative; Applicant has hired Scott Moomjian to evaluate the project and prepare a report).
- County Open Space Park Wilderness Gardens 1880, historic grist mill foundation, tentatively to be brought forward by County Parks May 16, 2005.

#### **ITEM 7 – ADJOURNMENT**